

FAR SUMMARY		
LOT (RECORD)		6192.00
ALLOW FAR (2.5+20%IZ)		3.00
ALLOW FAR GSF		18576.00
BUILDING		
LEVEL	FAR IN GSF	
LOWER	0.00	
1	3349.21	
2	3806.33	
3	3806.33	
4	3806.33	
5	3806.33	
TTL FAR GSF		18574.53
TTL FAR GSF		2.9998
GSF VARIANCE		1.47
ROOF STRUCTURE		
ALLOW FAR		0.37
ALLOW FAR GSF		1408.34
RF STRUCT	972.63	
TTL FAR GSF		0.2555
GSF VARIANCE		435.71

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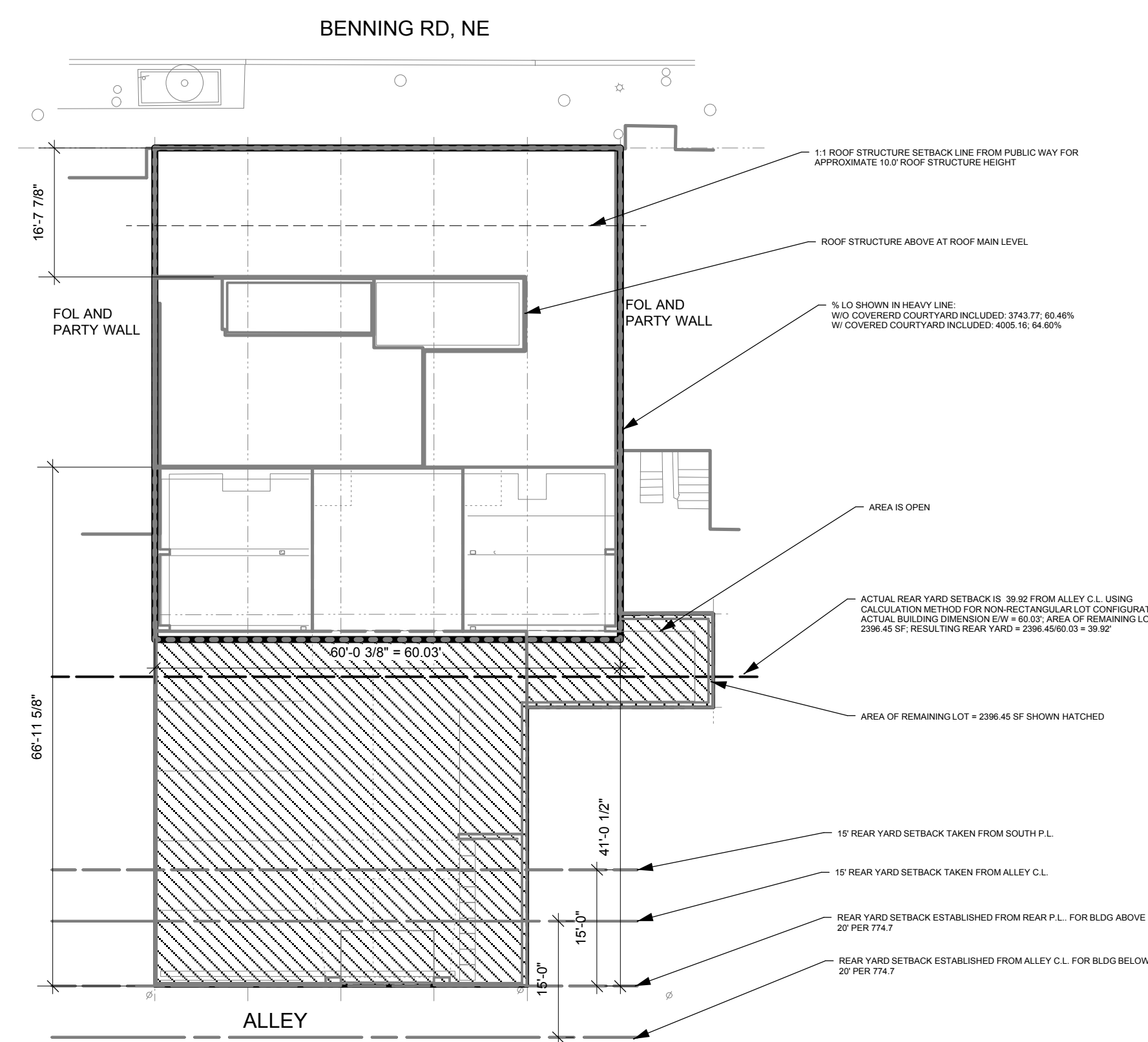
1341 H Street N.E., Washington, DC 20002-4803
T 202. 462. 5555 www.normansmitharchitecture.com

ARCHITECTURE

SALE/LEASE LEVEL CALCULATIONS IN GSF-Does not include core/bldg/common GSF

SPACE TYPE	TYPE	UNIT #	# OF UNITS	LWR LVL	LVL 1	LVL 2	LVL 3	LVL 4	LVL 5	ROOF 6	LVL 7	LVL 8	LVL 9	LVL R	AVG GSF	TTL UNITS PER SIZE	UNIT TYPE MIX			
RESIDENTIAL	1BD/1BA	1A	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!				
	1BD/1BA	1B	1	0.00	749.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	749.86	0	#DIV/0!		
	STUDIO/EFFIC	NA	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!				
	1BD/1BA	2C/3C/4C	3	0.00	0.00	736.08	835.85	770.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	780.80	0	#DIV/0!		
	2BD/2BA	2D/3D/4D	3	0.00	0.00	1083.76	983.91	1049.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1039.02	0	#DIV/0!		
	1BD/1BA	2E/3E/4E	3	0.00	0.00	719.88	719.88	719.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	719.88	0	#DIV/0!		
	1BD/1BA	2F/3F/4F	3	0.00	0.00	721.35	721.35	721.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	721.35	0	#DIV/0!		
	1BD/1BA	5C+RC	1	0.00	0.00	0.00	0.00	0.00	770.46	0.00	0.00	0.00	0.00	0.00	147.00	917.46	0	#DIV/0!		
	2BD/2BA	5D+RD	1	0.00	0.00	0.00	0.00	0.00	1049.39	0.00	0.00	0.00	0.00	0.00	180.00	1229.39	0	#DIV/0!		
	1BD/1BA	5E	1	0.00	0.00	0.00	0.00	0.00	719.88	0.00	0.00	0.00	0.00	0.00	0.00	719.88	0	#DIV/0!		
	1BD/1BA	5F	1	0.00	0.00	0.00	0.00	0.00	721.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00				
	TOTAL			18	0.00	1427.44	3261.07	3260.99	3261.08	3261.08	0.00	0.00	0.00	0.00	327.00	803.98	0	#DIV/0!		
	TOTAL RESIDENTIAL																	14798.66		
COMMERCIAL	COMM-MERCANT	NA	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0			
	COMM-BUSIN	NA	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0			
	COMM-OTHER	ASSIGNABLE CORE FAR			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0			
	TOTAL		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0	0.00		
TOTAL NON-RES																				
OTHER	RESID BIKE STRG		1	84.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1			
	RESIDN STRG		1	1117.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1			
	RESID LOBBY		1	0.00	144.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1			
	RESID LOBBY		1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1			
TOTAL			2	1201.67	244.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	723.09	3			
TOTAL SL GSF PER LVL					1201.7	1672.0	3261.1	3261.0	3261.1	3261.1	0.0	0.0	0.0	0.0	327.0		TOTAL	15917.84		
FAR LEVEL CALCULATIONS IN GSF																				
TOTAL FAR CALC ACTUAL					0.00	3349.21	3806.33	3806.33	3806.33	3806.33	0.00	0.00	0.00	0.00	NA		TOTAL	18574.53		
ADDITION NA						0.00										TOTAL	0.00			
ADDITION NA						0.00										TOTAL	0.00			
SUBTRACTION INSIDE CHASE						0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	TOTAL	0.00			
SUBTRACTION TOTAL					0.00	3349.21	3806.33	3806.33	3806.33	3806.33	0.00	0.00	0.00	0.00	NA		TOTAL	18574.53		
LOT SIZE(RECORD)				6192.00																
TOTAL FAR ALLOW				3.00															TOTAL GSF FAR ALLOW	18576.00
VARIANCE FAR ACTUAL																			2.9998	
TTL EFF% SL/FAR				#DIV/0!	0.50	0.86	0.86	0.86	0.86	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	NA		TOTAL	0.86			
RES EFF % SL/FAR																TOTAL	0.80			
ROOF STRUCTURE											0.00			972.63						
SUBTRACTION INSIDE CHASE											0.00									
SUBTRACTION TOTAL											0.00									
GSF OF FLR BELOW				3806.33																
TOTAL FAR ALLOW				0.37																
TOTAL															972.63					
																			TOTAL GSF FAR ALLOW	1405.34
VARIANCE FAR ACTUAL																			435.71	
NON-RES FAR CALC ACTUAL				0.00															0.2555	
COMM-MERCANT					0.00	0.00													0.00	
COMM-BUSIN					0.00	0.00														
COMM-CORE ASSIGN					0.00	0.00														
COMM-CORE ASSIGN					0.00	0.00														
SUBTRACT-BAY					0.00	0.00														
TOTAL					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00		
VARIANCE NOTES																			0.00	
NOTES				CHASES NOT EXCLUDED																

116000



SITE DIAGRAM WITH REAR YARD SETBACK, %LO AND
ROOF STRUCTURE SETBACK DIMENSIONS: N.T.S

PROJECT #:13616 1800ben

PROJECT #:13616 1800ben
Approximately 1821-1829 BENNING RD, NE WASHINGTON, DC 20002-7211

**BUILDING DESIGNED UNDER DCMR-11 'ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA'
THIS ANALYSIS IS SUBJECT TO FURTHER REVIEW**

	CITAT'N		REQUIRED/ ALLOWED/ACTUAL	PROPOSED/PROVIDED	COMMENTS	
LOCATION			APPROXIAMTELY1821-1829 WASHINGTON DC 20002- 7211			
LOT & SQUARE			SQ 4513 LOT 806, 807, 808, 809, 810, 887, 889, 895, 897, 907	SUBDIVISION/RECOMBINATION REQUIRED AND IN PROCESS		
ZONING DISTRICT	ZONING MAP	MAIN ZONING	C2-A BASE ZONING			
	1320.1A	OVERLAY ZONING	NA			
ALLOWABLE USES	701, 701.2 721.1	MAIN ZONING	RETAIL AND SERVICE ALLOWED BUT NOT REQUIRED. RESIDENTIAL ALLOWED.		Site may have any use permitted under base C1 zoning pursuant to 701.1 or 701.4. Under 721.1, any use	

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					permitted in 701 is permitted in C2A zones	
		OVERLAY ZONING	NA			
LOT AREA			6192 SF DC RECORD 6203 SF SURVEY		RECORD CALC USED FOR FAR	
LOT WIDTH			60.00 DC RECORD 60.03 SURVEY		RECORD WIDTH USED	
BUILDING HEIGHT	770.1	MAIN ZONING	50.0'	TOC MID POINT = 43.27 TOP OF PARAPET = 93.27 50.0' MEASURED FROM THE CURB AT THE MIDDLE OF THE FRONT OF THE BUILDING TO TOP OF PARAPET.	50.0' MEASURED FROM THE CURB AT THE MIDDLE OF THE FRONT OF THE BUILDING TO TOP OF PARAPET. PARAPET HEIGHT IS APPROXIMATELY 8" AND GUARDRAIL IS LOCATED WITHIN APPROXIMATELY 5' OF PARAPET	
		OVERLAY ZONING	NA			
	2604.2	INCLUS ZONING	50.0'; NO CHANGE	50.0'		
BUILDING # OF STORIES	770.1	MAIN ZONING	NO LIMIT	GROUND/MAIN/1ST + 4; LOWER LEVEL IS A CELLAR BY DEFINITION	5 STORIES ABOVE GRADE RESULTS IN APPROX FLOOR TO CEILING HEIGHTS FOR LEVELS 1-5 = 8.52'	
		OVERLAY ZONING	NA			
		INCLUS ZONING	NO MODIFICATION			
FLOOR AREA RATIO	771.2	MAIN ZONING	2.5 FAR RESIDENTIAL 1.5 OTHER PERMITTED USE. TTL 2.5 FAR			
		OVERLAY ZONING	NA			
	2604.1	INCLUS ZONING	20% INCREASE IN GFA; 2.5 X .2 = .5 FAR. TOTAL = 2.5+.5 = 3.0	TOTAL PRELIMINARY FAR AS DRAWN AND PROPOSED= 18574.53 GSF= 3.00 FAR	COURTYARD SPACE ON EAST IS CONSIDERED SIDE YARD AND NOT INCLUDED IN 1 ST GSF FAR.	

					RAMP AT 1 ST IS EXCLUDED FROM 1 ST GSF FAR	
GROSS FLOOR AREA				FAR SUMMARY		
				LOT 6192.00		
				ALLOW FAR 3.00		
				ALLOW FAR GSF 18576.00		
				BUILDING		
				LEVEL FAR IN GSF		
				LOWER 0.00		
				1 3349.21		
				2 3806.33		
				3 3806.33		
				4 3806.33		
				5 3806.33		
				TTL FAR GSF 18574.53		
				TTL FAR GSF 2.99		
				GSF VARIANCE -1.47		
			ROOF STRUCTURE			
			ALLOW FAR 0.37			
			ALLOW FAR GSF 1408.34			
			RF STRUCT 972.63			
			TTL FAR GSF 0.255(OF			
			FLR BELOW)			
			GSF VARIANCE 435.71			
% LOT OCCUPANCY	772.1	MAIN ZONING	100% COMMERCIAL AND 60% RESIDENTIAL	SEE BELOW		
		OVERLAY ZONING	NA	SEE BELOW		
	2604.2	INCLUS ZONING	75%	3806.33 GSF MEASURED AT UPPER LEVELS		
				61.47 % (3806.33/6192)		
REAR YARD	774.1		15'	39.92	MEASURED FROM ALLEY	

	774.7				CL FOR PORTION BELOW 20'; SEE 774.7 CALCULATED ACTUAL REAR YARD SETBACK IS 39.92' FROM REAR P.L. USING CALCULATION METHOD FOR NON-RECTANGULAR LOT CONFIGURATION: ACTUAL BUILDING DIMENSION E/W = 60.03'; AREA OF REMAINING LOT = +/- 2396.45 SF; RESULTING REAR YARD = 2396.45/60.03 = 41.04'	
SIDE YARDS	775.5		NOT REQUIRED	NONE PROVIDED		
COURTS	776.1		COURT FOR BLG DEVOTED TO NON-RES USES: 12' MIN AND 3'/FT OF HEIGHT.	NA/NONE PROVIDED		
	776.2		CLOSED COURT FOR BLG DEVOTED TO NON-RES USES: MIN 250 SF AND MIN AREA = 2X(COURT WIDTH SQUARED) BASED ON HT OF COURT	NA/NONE PROVIDED		
	776.3		COURT FOR BLG DEVOTED TO RES: 15' MIN AND 4'/FT OF HEIGHT (776.1)	NA/NONE PROVIDED		
	776.4		CLOSED COURT FOR BLG DEVOTED TO NON-RES USES: MIN 350 SF & MIN AREA = 2X(COURT WIDTH SQUARED) BASED ON HT OF COURT	CONSIDERED A SIDEYARD		
ROOF STRUCTURE	770.6 d	HEIGHT	18'-6"	<18'-6"; APPROXIMATELY 10.0'		
	770.6.b	SETBACKS	1:1 FROM EXTERIOR WALLS	PROVIDED +/- 16.75' FROM NORTH +/- 66.96' FROM SOUTH	PER BZA ORDER 17109; EXTERIOR WALLS ARE WALLS FRONTING A	

					PUBLIC WAY, YARD, ETC. BUT DO NOT INCLUDE FOL AND PARTY WALLS	
	770.6a, 411.8	AREA	NO LIMIT ON STORIES SO NO AREA LIMIT			
	411.7	FAR INCREASE	.37 OF FLOOR BELOW = 1408.34	972.63 GSF = .255 FAR	411.8 LIMITATION OF .33 OF FLOOR BELOW IS NOT APPLICABLE DUE TO NO STORY LIMIT IN C2A	
	411.17	HVAC AND MISC ITEMS	< OR EQ TO 4' ABOVE A ROOF OR PARAPET DO NOT APPLY TO ROOF STRUCT	PROVIDED AS NOTED		
PARKING	2101.1		RES: 1 FOR EACH 2 DWELLING UNITS 18 UNITS/2 = USE 9 SPACES PER 2118.6	PROVIDED AS NOTED	USES IN CELLAR ARE ACCESSORY TO MAIN RESIDENTIAL USE AND DO NOT REQUIRE ADDITIONAL PARKING SPACES	CELLAR GSF CAN COUNT TOWARD PARKING IN C2A BUT NA HERE UNLESS AN 'OTHER' USE OR NON-RESIDENTIAL USE (THAT IS NOT ACCESSORY TO THE MAIN RESIDENTIAL USE) IS PROVIDED IN CELLAR AND IS ABOVE 600 SF THRESHOLD
	2115.1	SIZE OF PARKING SPACES	9' (W) X 19' (L)	9 X19 STANDARD SPACE AND (1) 14' X 19' ACCESSIBLE SPACE (1) ADDITIONAL 8X16 SPACE PROVIDED	REQUIRE (1) ACCESSIBLE SPACE PER 2006 IBC 1106.1 FOR < 25 SPACES	
	2117.8	ACCESS	12% MAX ACCESS DRIVE SLOPE ONE-WAY- DRIVE WIDTH=12' TWO-WAY DRIVE WIDTH=14'	NA		
	2910	BICYCLE PARKING	RESIDENTIAL USE INDOOR: 1 SP/3 UNITS OUTDOOR: 1 SP/20 UNITS, MIN 2	6 SPACES PROVIDED ON LOWER LEVEL AS NOTED		NOT TECHNICALLY REQUIRED BUT ENFORCED BY DDOT
LOADING	2201.1		2'X6' OR 12 SF SP REQ'D NONE REQ'D	NONE PROVIDED	RES: NOT REQ'D IF LESS THAN 50 DWELLING UNITS.	

PUBLIC SPACE PROJECTIONS See also 2008 DCCCS/DCMR12A Chapter 32						
	DCMR12A 3202.7.1.1, 3202.10.1.2 3202.10.3	BAY+BALCONY PROJECTION	BAYS REQUIRE CONSTRUCTION CODE MODIFICATION AND ARE NOT A RIGHT. SUBJECT TO 3202.7.1 GENERAL CURB SETBACK DIM RESTRICTIONS AND 3202.10.3 PROJECTION DIMENSIONS BALCONIES ALLOWED SUBJECT TO 3202.7.1.1 CURB SETBACK DIM AND 3202.10.2.2 PROJECTION DIMENSIONS SAME GENERAL REQ FOR MARQUEE/CANOPY PROJECTIONS	NO BAYS PROVIDED ‘JULIET’ BALCONIES ONLY NO CANOPY UNLESS REQUESTED SEPARATELY		
	DCMR12A 3202.7.6	PROJECTION CONSTRUCTION	SAME AS BUILDING U.O.N.			
ZONING RELIEF		NA				
	2108.1, 2108.2		BZA AUTHORITY TO REDUCE REQD PARKING SPACES BY 25% ONLY FOR NON-RESIDENTIAL	NA	SPECIAL EXCEPTION ONLY FOR NON-RES	
INCLUSIONARY ZONING UNIT REQUIREMENTS	2603.1	INCLUS ZONING	GREATER OF EITHER 10% OF RESIDENTIAL NSF TOTAL OR 75% OF ADDED BONUS GSF OF RESIDENTIAL X RATIO OF RESIDENTIAL NSF/GSF	SEE IZ CALCS PAGE A302	50% OF IZ UNITS SHALL BE FOR LOW INCOME/50% AMI AND 50% FOR MODERATE INCOME/80% AMI. PER 14 DCMR, IZ UNITS SHALL BE MIN 98% OF	FOR WOOD-FRAME BLDG IN C2A

					AVG UNIT SIZE OF SAME TYPE OR AS FOLLOWS, WHICHEVER IS THE LESSER: STUDIO/EFF: 400 SF 1BD: 550SF 2BD: 800 SF 3BD: 1000SF	
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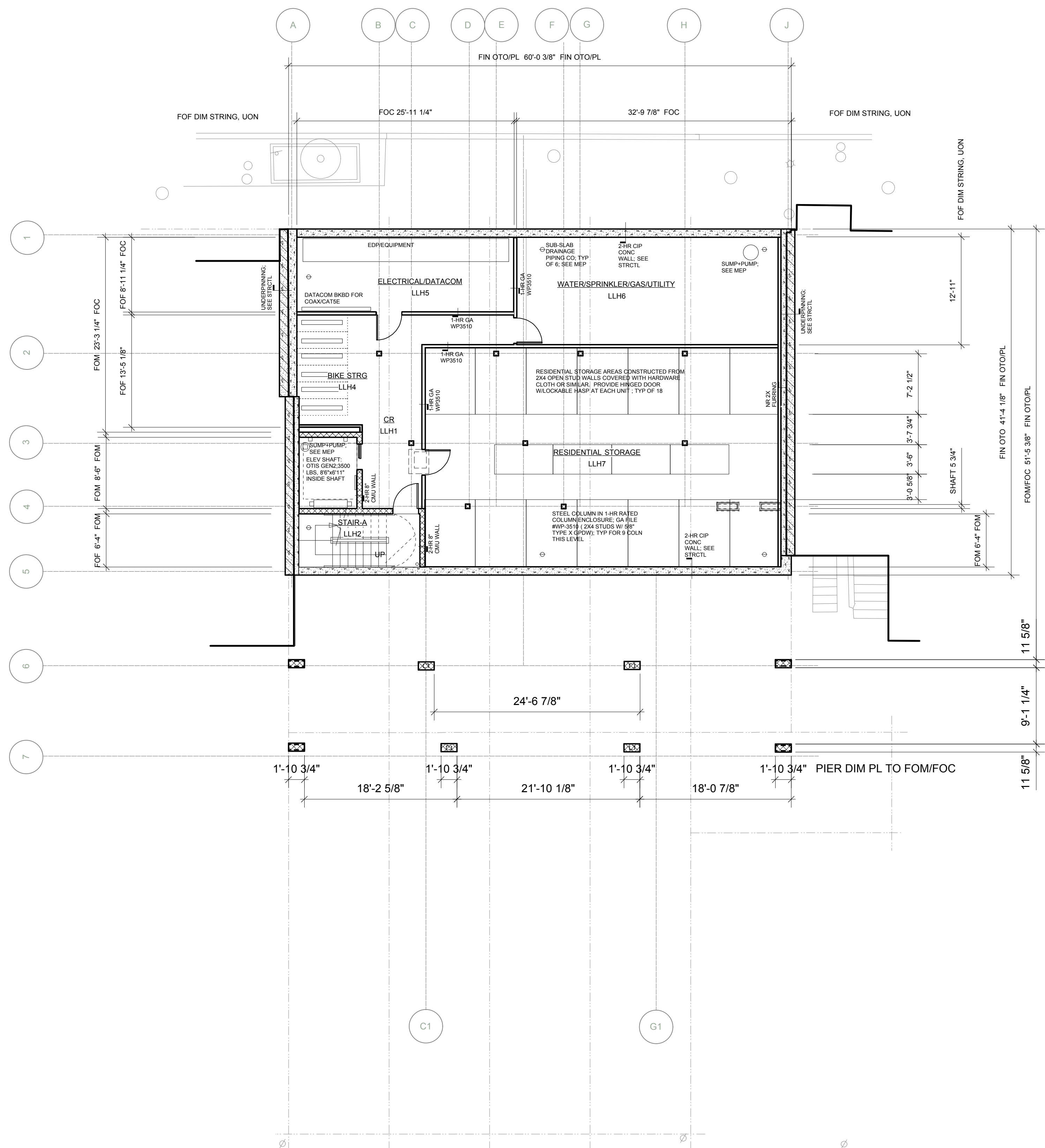
No.	Date	Issue Notes	No.	Date	Revision Notes	Zone	Appt.
4	12/17/13	za del tr					
3	11/27/13	foundn permit subm					
2	11/11/13	client tz-far final revn new					
1	11/04/13	za pdrfm					

[illegible]

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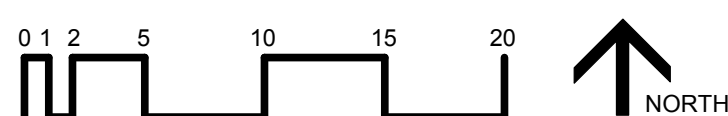
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1 ARCH FLOOR PLAN-LOWER LEVEL
A.3.0.0 Scale: 1/8" = 1'-0"

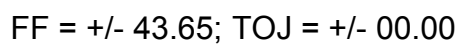
FF = +/- 34.05; TOS = +/- 00.00

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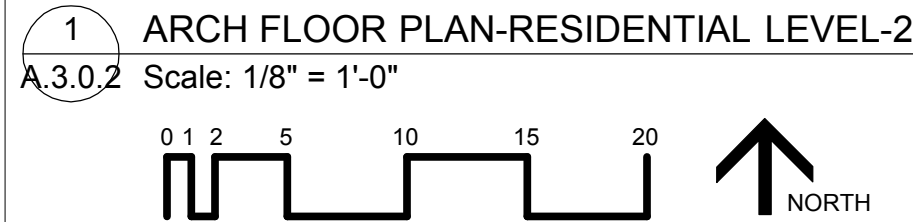
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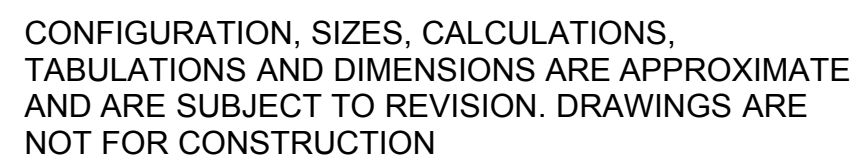


INCLUSIONARY ZONING UNIT NOTES:

SEE SPREADSHEET CALCULATION
USE UNITS 2D, 3C TO PROVIDE REQUIRED IZ UNITS

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